

## \$549,900 - 3916 Agar Court, Edmonton

MLS® #E4447632

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

Welcome to this lovely family home nestled in a quiet cul-de-sac in the heart of Allard! This front-attached double garage single family home features 3 bedrooms and 2.5 bathrooms, with an open concept main floor that's perfect for family gatherings. The kitchen offers stylish granite countertops, and the main floor laundry room adds everyday convenience. Upstairs, you'll find a spacious bonus room above the garage – a perfect playroom or movie spot – along with a large primary suite and two great-sized kids' bedrooms. Step outside to a good-sized backyard where there's room to play and relax. Just a 5-minute walk to the school, park, playground and community rink. Only 12 min from the Airport, Costco and Premium Outlet Mall – this is truly an ideal family-friendly location to call home!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447632  |
| Price          | \$549,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,830     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2014                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3916 Agar Court |
| Area        | Edmonton        |
| Subdivision | Allard          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2G3         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, No Smoking Home |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 55         |
| HOA Fees       | 135             |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 15th, 2025 at 1:32am MDT